

**239 Brungle Road, Gundagai, NSW 2722**



**Lifestyle For Sale**

Monday, 11 December 2023

239 Brungle Road, Gundagai, NSW 2722

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 6474 m2**

**Type: Lifestyle**



Marya Stylli

**\$440,000**

As soon as you exit Brungle Road & proceed along the country lane that leads to "Jackabandra", a deep peace quickly descends. Passing pastures with horses & sheep, & surrounded on every side by rolling green hills, this is picture-perfect scenery. It feels like you are miles from anywhere, but South Gundagai is only a three-minute drive & the charming township of Gundagai just an extra minute. The three-bedroom HardiePlank family home is set on a fully-fenced approx. 6,449-sqm (over 1.5-acre) block of land with a variety of mature native trees & a small adjoining creek. It includes a separate studio, as well as garage, carport & shed, so would suit multiple purposes including weekend retreat, art studio/gallery or country residence with home business. The property is zoned RU4 so may be used as a hobby farm, with extensive agriculture & intensive plant agriculture being permitted without council consent. Other uses, including plant nurseries with landscaping supplies, or bed & breakfast or farm stay accommodation, are possible with consent. -?A wide driveway leads to a double garage (with room for a workshop with power). One roller door is missing but there is still covered space for two cars. Attached to the garage are a storage shed & a side deck -?A full-width front verandah with views leads to the entry of the spacious living room, with built-in shelving & the comfort of air conditioning-?The large tiled kitchen includes pantry, breakfast bar, servery, ceiling fan, stainless steel oven & canopy -?The kitchen serves a generous tiled dining room-?The family room is even larger than the living room & it benefits from wide north & east-facing windows with green views, a wood combustion heater, built-in cupboard & shelving, & access to a huge timber deck for family BBQs-?All three bedrooms benefit from ceiling fans, the master bedroom with built-in robes & air conditioning-?The bathroom includes a bath with separate shower & a separate toilet-?The large laundry includes direct access to the nearby clothesline-?The separate studio enjoys lovely views for inspiration, plenty of space, high ceilings & both a wood combustion heater & air-conditioner. Power & water are connected & there is a large but incomplete bathroom so the studio could alternatively be used as an independent living space for a teenager, guests or the grandparents in the future. The studio also has its own carport (or covered patio)-?No water bills with a concrete rainwater tank, plus river water pumped into a galvanised water tank, plus bore water-?The home is connected to septic-?Power is connected to the house & electricity bills are also reduced by a 34-panel solar system-?Fully fenced with Colorbond & with two separate internal paddocksThis country-style home with studio, garage, carport & shed is wonderfully set up with three indoor living zones & three outdoor living zones so provides great flexibility & privacy for all family members. The home would be dramatically improved with some minor renovations, but all the features for an amazing rural retreat are here. Located within a few minutes of both South Gundagai & Gundagai, this is a special country estate, so call Marya today on 0425 275 555 for further information or to arrange an inspection.